

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, September 19, 2017 at the Beaver County Courthouse in the Planning Commission Conference Room.

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Present: Ms. Charlton; Messrs. Economos, Farmer, Mitch, Ruppen & Stuber

Absent: Messrs. Bragg and Rosatone, Ms. Vannoy

Staff: Lance Grable Director, B C Office of Planning and Redevelopment
Joseph C. West Planning Director & Asst. Director of BC Office of Planning & Redevelopment
Susan M. Jamery Senior Administrative Assistant
Frank Vescio Planning Assistant/GIS Coordinator
Dan Distler Environmental Planner/Redevelopment Specialist

Solicitor: Attorney Sam Orr

Guests: Katie Staudenmeier, of BC Cons Dist, Russell Smith –re: Evoqua LD Plan, Patty Hover, of Cong. Rothfus Office

Approval of previous meeting minutes

A motion was made by Ms. Charlton and seconded by Mr. Stuber to approve the minutes of the August 15, 2017 meeting. Motion carried unanimously.

OLD BUSINESS

Projects Status: Staff noted: Stormwater Management Project (Act 167) – Nothing to report.

Floodplain – Dan attended the PA Assn of Floodplain Managers Conference in State College on Sept 12-13, 2017.

Ohio River Trail – Nothing to report.

Beaver County Comp Rec Plan – Nothing to report.

EPA Brownfields Coalition Assessment Grant – The OPR Department was included in an email which indicated that Baker International will schedule to drill/install monitoring wells at the Aliquippa Dump. On September 7, 2017 The EPA sent an attached digitally signed Assistance Agreement/Amendment (via email) extending the contract to March of 2018.

GIS Update – Frank and Dan are still working on continuing updating the building footprints for the entire county. In addition, Joe West created a draft county map for the public. He sent a draft out to several county agencies and agencies Board members to get their opinion on the map appearance.

Appalachian Regional Commission (ARC) – Nothing to report.

Freight Plan – Nothing to report.

BC Hazardous Mitigation Update – Nothing to report.

MS4 – Nothing to report.

Beaver County Comprehensive Plan Update – Nothing to report.

Ohio River Regional Partnership – Nothing to report.

Transportation – Nothing to report.

CCBC Housing – Nothing to report.

NEW BUSINESS **Development**

Subdivisions for Review and Report (Major)

Evergreen Heights Subd Meadowbrook Acres Consol Pl

Brighton Twp 8 Lots Chippewa Twp 3 Lots

After staff's review, a motion was made by Mr. Ruppen and seconded by Mr. Mitch to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

Subdivisions for Review and Report (Minor)

Scott Consol Pl (Patton)	West Gate Business Pk Subd	Schriner Pl	Hineman Pl
Big Beaver Boro	Big Beaver Boro	Chippewa Twp	Darlington Twp

McMillen Plan #1	Rodriguez Consol Pl	Kroskey Lot Consol Pl
Independence Twp	New Brighton Boro	Rochester Boro

Proposed Land Developments

Center Twp – Hilton Garden Inn LD – plans to construct a 93,050 sf building on Wagner Rd. Ext. South.

Chippewa Twp – Valvoline Instant Oil Change LD – plans to construct a 1,566 sf building on Constitution Boulevard.

Darlington Twp – Evoqua Water Technologies LD – plans to construct a 1,904 temporary office building on Park Road.

After staff's review, a motion was made by Mr. Mitch and seconded by Mr. Stuber to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

Midland Boro – Dollar General LD – plans to construct a 7,255 sf building on Midland Avenue.

After staff's review, a motion was made by Ms. Charlton and seconded by Mr. Stuber to accept staff comments and forward to Midland Borough. Motion carried unanimously.

Other Proposed Ordinances/Amendments

Raccoon Twp – Proposed Timber Harvest Ordinance - After staff's review, a motion was made by Mr. Economos and seconded by Ms. Charlton to accept staff comments and forward to Raccoon Township. Motion carried unanimously.

Proposed Comprehensive Land Use Plan

South Beaver Twp - After staff's review, a motion was made by Ms. Charlton and seconded by Mr. Ruppen to accept staff comments and forward to South Beaver Twp. Motion carried unanimously.

Notifications

Air Quality Permits

New Sewickley Twp – ETC Northeast Field Services, LLC – Freedom Compressor Station
Potter Twp – NOVA Chemicals – Minor modification to Permit NO. 04-00033

Encroachment Permits

Ellwood City Boro – PA American Water Co – Mecklem Pump Station Replacement
Hanover Twp – Range Resources Appalachia, LLC – Fay to Mazure Temporary Waterline Project
Hanover Twp- BC Cons Dist – Little Traverse Run Streambank/Under Property Project
Marion/New Sewickley Twps – PennEnergy Resources, LLC – Zahn Pad Project
New Brighton Boro – New Brighton Boro – Pittsfield Alley Bridge Replacement Project
Potter Twp – Independence Conservancy – Raccoon Creek Bank & Buffer Project
South Beaver Twp – Dominion Energy Transmission, Inc. – TL-400 Pipeline Replacement Project
Greene, Independence, Potter & Raccoon Twps – Shell Pipeline Co, LP – Falcon Ethane Pipeline Project

NPDES Permits

Center Twp – Ardex Americas, Inc. - Ardex Campus Extension Major Modification
Chippewa Twp – Constitution BLVD Dev – Constitution Ridge Estates Project
Franklin Twp – Joe Zallo – Zallo Subdiv Road Improvements Project
Greene Twp- PennDOT – SR 0030 – Section B07 – US 30 Upgrade Project
Hopewell Twp – Shadow Lakes, JNJ, LLC – Shadow Lakes Residential Development
Rochester Twp – Mazza Design Solutions – new Reno Bros Inc Office & Shop Project

Oil & Gas Permits

Economy Boro – PennEnergy Resources, LLC – PER B46 Well Pad Project
Economy Boro & New Sewickley Twp – ETP Northeast Field Services, LLC – B15 Well Connect Project
Hanover Twp – Range Resources – Appalachia LLC – Iannetti Nick 12187 Well Site Project
New Sewickley Twp – PennEnergy Resources LLC – PER B8 1H & 2H Well Permit Renewals
Potter Twp – Mark West Liberty – Mariner West Pipeline Major Modification Project
Greene, Independence, Potter & Raccoon Twps – Shell Pipeline Co, LP – Falcon Ethane Pipeline Project

Water Management Plan Permits

Midland Boro – Chesapeake Appalachia, LLC – Amendment Application

Other -- 8-2-17 FCC Letter – Re: Homewood Boro – Norfolk Southern Railway Company – Tower Submission Packet

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- PA American Water Company – Mecklem Pump Station Replacement & encroachment permit - Ellwood City (R)
- Ardex Americas, Inc. – Ardex Campus Extension Major Modification & NPDES permit – Center Twp (R)
- PennDOT – SR 0030, Section B07 – US 30 Upgrade Project & NPDES permit – Greene Twp (R)
- New Brighton Boro – Replacement of Pittsfield Alley Bridge Project & encroachment permit – New Brighton Boro (R)
- Mazza Design Solutions – Construct new Reno Bros Inc Office/Shop Project & NPDES permit – Rochester Twp (A)
- Constitution BLVD Development, LP – Constitution Ridge Estates & NPDES permit – Chippewa Twp (R)
- Joe Zallo - Zallo Subdiv Road Improvements Project & NPDES permit – Franklin Twp (A)
- Shadow Lakes, JNJ, LLC – Shadow Lakes Residential Development & NPDES permit – Hopewell Twp (A)
- Shell Pipeline Co – Falcon Ethane Pipeline Project – Greene, Independence, Potter & Raccoon Twps – Encroachment & oil & gas permits (A)

A motion was made by Mr. Stuber and seconded by Ms. Charlton to accept/ratify the above letter and the motion carried unanimously.

Miscellaneous/Informational

- Joe reported that October is National Community Planning Month and by a unanimous consent of the board, it was decided that we will request that the BOC adopt/approve a proclamation to raise awareness of the importance of planning.
- Joe noted that Amazon is searching for a location for their new headquarters and BC is working to pitch an attractive proposal as this would be a wonderful thing for BC, bringing approx. 50,000 jobs. Many other cities/locations are vying for this as well.

Adjournment

There being no further business, Mr. Mitch made the motion to adjourn and Ms. Charlton seconded. Motion carried unanimously and the meeting was adjourned.